

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 27, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-23864 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: REBECCA & DEAN MALLET - Request for a Special Use Permit FOR A PROPOSED CHILD CARE - GROUP HOME (7-12 CHILDREN) AND A WAIVER TO ALLOW A CHILD CARE FACILITY ON A STREET GREATER THAN 60 FEET IN WIDTH, at 5704 Alta Drive (APN 138-36-222-017), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian)

If APPROVED, C.C.: 11/07/2007

If DENIED, P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support Postcards and Support Letter
7. Submitted after final agenda – Protest/support postcards

Motion made by RICHARD TRUESDELL to Deny

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, DAVID STEINMAN, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN EVANS)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

ANDY REED, Planning and Development Department, acknowledged that the property is not an appropriate location for a residential child care facility and recommended denial.

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REBECCA MALLET was present. She stated that she is a licensed child care provider and would like to care for the brothers and sisters of children she currently has.

COMMISSIONER STEINMAN questioned the configuration of the parking spaces and asked whether Public Works will allow the removal of the curb to allow for the four spaces. GINA VENGLASS, Public Works Department, concluded that with the Special Use Permit, the residence would still be considered a single-family dwelling and backing out would be permissible. COMMISSIONER STEINMAN noted that his site plan differed from the Public Works version. MR. RANKIN confirmed that the most recent site plan was not included in the backup material. COMMISSIONER STEINMAN stated that the law disallows this type of facility on certain street widths.

COMMISSIONER TRUESDELL commended MS. MALLET but had misgivings about the safety of both the children and their parents entering and exiting on a street that has a substantial flow of traffic. In view of the safety factor, he stated he could not support this application.

COMMISSIONER TROWBRIDGE concurred with COMMISSIONER TRUESDELL and stated he could not support this application, especially with the request to increase the number of children.

COMMISSIONER GOYNES asked about adding another condition. MARGO WHEELER, Director of the Planning and Development Department, announced that because this was a land use decision, any reference to the clientele was not permissible.

TOM McGOWAN, Las Vegas resident, stated that the safety of children and grandchildren is paramount.

CHAIRMAN DAVENPORT declared the Public Hearing closed.